



Grafton Conservation Commission

MINUTES of the GRAFTON CONSERVATION COMMISSION

August 18, 2015

7:00 p.m.

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A meeting of the Grafton Conservation Commission was held in the Finance Committee Meeting Room of the Grafton Municipal Center on August 18, 2015. Present were: Co-Chairperson Sandra Brock, Co-Chairperson John Wilson, Heather Trudell, Conservation Agent Maria Mast, and Conservation Assistant Leah Cameron. Absent were Peter Finn and Kathleen Theoharides.

Co-Chairperson Sandra Brock opened the public meeting at 7:07 p.m.

ACTION ITEM:

DEP File # 164-897 / WP # 730 – 9 Depot Street – William Dana Green of CDM Smith, David Therrien, Sewer Commissioner, and Paul Cournoyer, Superintendent of Sewers, presented a request for minor project change to the Commission. The request was to change the location of the fence so that it surrounds the proposed solar array. The Commission determined that the change was considered to be minor. Co-Chairperson John Wilson made a motion, seconded by Heather Trudell, to accept the minor project change as presented and shown on the plan titled “Grafton Wastewater Treatment Plant Improvements: Overall Site Plan” stamped received by Conservation on August 4, 2015. The motion carried unanimously.

PUBLIC HEARINGS/MEETINGS:

DEP File # 164- NOI, Application for Grafton Wetlands Bylaw Permit # - Michael Quance – 14 Bernard Road (Assessor’s Map 55, Lot 59) – The applicant proposed the construction of a single family home, garage, driveway, well, and sewer line connection within a riverfront area. Carol Redden of H. S. & T. Group presented the project to the Commission. She said that the lot was established prior to the Rivers Protection Act and thus, it is grandfathered so that a single family home is allowed to be established on it despite it being a riverfront area. She explained that 4,600 square feet would be disturbed within 100 feet of the riverfront and that an additional 2,154 square feet would be disturbed between 100 feet to 200 feet from the riverfront. Co-Chairperson Sandra Brock referred the applicant to the Riverfront Act regulations regarding the amount of degradation allowed and asked for revised calculations. She also asked the applicant to quantify the amount of proposed lawn area. The applicant was also aware of a required revision from a conversation with the Conservation Agent to change “hay bales” to “straw bales” anywhere it appears in the application. The applicant also explained that the well will need to be moved forward and thus, the house will be shifted about four feet to the north. Heather Trudell asked that the applicant propose a boundary to protect the riverbank, such as boulders, bushes, or a split rail fence along the yard’s edge. Co-Chairperson John Wilson made the applicant aware that their site is potentially within the water supply protection overlay district and that they would need to contact the relevant town department. Co-Chairperson Sandra Brock asked the applicant to explore the idea of infiltration for the site. Heather Trudell made a motion, seconded by Co-Chairperson John Wilson, to continue the hearing for 14 Bernard Road to September 1, 2015. The motion carried unanimously.

DEP File # 164-902 NOI, Application for Grafton Wetlands Bylaw Permit #735 - Magill Associates, Inc. – Meadow Lane (Assessors Map 45, Lot 71) (continuation) – The applicant proposed the replacement of an existing drainage culvert and two retaining walls with associated earthwork and road replacement within the 100’ buffer zone to resource areas. Travis Brown of Andrews Survey & Engineering, Inc. discussed the project with the Commission. He submitted revised plans that show the proposed retaining wall, four foot sumps,

hooded catch basins, and a four foot sump on the manhole, as well as wetland seed mix to be planted on the hydric soils that will be replaced after construction. He also submitted photos to document the condition of the pipe. Co-Chairperson Sandra Brock asked that a dewatering plan be submitted for review. She also recommended not undertaking this project during the upcoming spring because of increased precipitation. Travis Brown explained that the walls would be built and then the structures. He also revised the Notice of Intent to no longer categorize the project as an emergency repair. Co-Chairperson Sandra Brock also asked for a copy of the structural plans. Heather Trudell made a motion, seconded by Co-Chairperson John Wilson to close the hearing for Meadow Lane and discuss special conditions for the project at the September 1, 2015 meeting. The motion carried unanimously.

Application for Stormwater Management Bylaw Permit # 15-003 – Casa Builders & Developers Corp. – 4 Grist Mill Road & 102 Pleasant Street (Assessor's Map 97, Lot 22A and Assessor's Map 98, Lot 2) (continuation) - The applicant is proposing the construction of a 10-lot residential subdivision consisting of single family dwellings. Heather Trudell made a motion, seconded by Co-Chairperson John Wilson, to continue the hearing for 4 Grist Mill Road & 102 Pleasant Street to September 1, 2015 since the applicant did not appear at the present meeting. The motion carried unanimously.

ACTION ITEMS:

Release of Enforcement Order for 13 George Hill Road – Previously, the work that was completed on this site did not follow the approved forest cutting plan and additional cutting was completed. A restoration plan was established as a result of the enforcement order. The Conservation Agent verified on site that the restoration plan was followed. Co-Chairperson John Wilson made a motion, seconded by Heather Trudell, to release the enforcement order for 13 George Hill Road. The motion carried unanimously.

DEP File #164-873/WP #708 – 81 Millbury Street – Request for Certificate of Compliance
Previously, this site was incomplete. The required fence and signs were not installed and the lawn extended too far toward resource areas. These issues have been corrected and verified by the Conservation Agent. An as-built is on file. Heather Trudell made a motion, seconded by Co-Chairperson John Wilson, to issue a Certificate of Compliance for 81 Millbury Street. The motion carried unanimously.

DEP File #164-064/WP #N/A – 15 Lincoln Lane, Unit 65-04 – Request for partial Certificate of Compliance
This unit is outside of the 100 foot buffer zone to resource areas. The Conservation Agent verified that the work is complete and the site is stable. Heather Trudell made a motion, seconded by Co-Chairperson John Wilson, to issue a partial Certificate of Compliance for 15 Lincoln Lane. The motion carried unanimously.

DEP File #164-483/WP #329 – 65 Magill Drive – Request for partial Certificate of Compliance
This house is outside of the 100 foot buffer zone to resource areas but is part of the subdivision that was permitted. The Conservation Agent verified that the site is stable. Heather Trudell made a motion, seconded by Co-Chairperson John Wilson, to issue a partial Certificate of Compliance for 65 Magill Drive. The motion carried unanimously.

DEP File #164-465/WP #311 – 211 Main Street – Request for Certificate of Compliance
A Certificate of Compliance was previously requested and denied because the boulders which were to be placed twenty feet from the wetland boundary were placed ten feet from the wetland boundary. This has been fixed and verified by the Conservation Agent. An as-built is on file. Heather Trudell made a motion, seconded by Co-Chairperson John Wilson, to issue a Certificate of Compliance for 211 Main Street. The motion carried unanimously.

DISCUSSION ITEMS:

May 5, 2015 Meeting Minutes – The Commission reviewed the meeting minutes from May 5, 2015. Heather Trudell suggested spelling out the numbers “2” and “3” in the section about DEP File #164-890, changing “representatives to the applicants” to “representatives of the applicant” in the section about DEP File #164-897, and changing “without causing harm to wetland resources” to “without causing additional harm to wetland resources” in the section about DEP File #164-893. Heather Trudell made a motion, seconded by Co-Chairperson Sandra Brock, to approve the meeting minutes dated May 5, 2015 as revised. The motion carried unanimously.

August 4, 2015 Meeting Minutes – The Commission reviewed the meeting minutes from August 4, 2015. Heather Trudell suggested adding to the Discussion Item about DEP File #164-825 that the Commission discussed with the applicant their options going forward: a revised Notice of Intent, an Enforcement Order, or an Amended Order of Conditions. The Commission left the decision up to the applicant as to how they wished to proceed because each choice has different consequences. Heather Trudell made a motion, seconded by Co-Chairperson Sandra Brock, to table the acceptance of the August 4, 2015 meeting minutes until the September 1, 2015 meeting for further review. The motion carried unanimously.

Heather Trudell made a motion, seconded by Co-Chairperson Sandra Brock, to table the discussion item of the Commission’s standard conditions until all Commissioners are present. The motion carried unanimously.

Co-Chairperson Sandra Brock made a motion, seconded by Heather Trudell, to adjourn at 8:12 PM. The motion carried unanimously.

Documents discussed located in the Conservation Commission office:

Order of Conditions, Request for Minor Project Change from CDM Smith dated August 3, 2015 for 9 Depot Street
Grafton Wastewater Treatment Plant Improvements: Overall Site Plan stamped received by Conservation on August 4, 2015
Notices of Intent & Applications for Grafton Wetlands Bylaw Permits for: 14 Bernard Road and Meadow Lane culvert
Application for Stormwater Management Bylaw Permit # 15-003
Request for release of Enforcement Order and Enforcement Order for 13 George Hill Road
Requests for Certificate of Compliance & Certificates of Compliance for: 81 Millbury Street & 211 Main Street
Requests for partial Certificate of Compliance & partial Certificates of Compliance for: 15 Lincoln Lane & 65 Magill Drive
Meeting Minutes of May 5, 2015 & August 4, 2015
Notices of Public Hearings for: 14 Bernard Road NOI, Meadow Lane culvert NOI, & 4 Grist Mill Road Stormwater Bylaw Permit
Agent’s Report to the Commissioners dated August 18, 2015

Minutes drafted by Leah Cameron
Approved on September 1, 2015